

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 4-B-06-PA **AGENDA ITEM #:** 58
 4-B-06-RZ **AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** A & M HOSPITALITY III
OWNER(S): A & M HOSPITALITY III

TAX ID NUMBER: 68 E E 020

JURISDICTION: Council District 5

▶ **LOCATION:** Southwest side Pratt Rd., northwest of Cedar Ln.

▶ **TRACT INFORMATION:** 17680 square feet.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Pratt Rd., a local street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Single Family Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Single family residential

▶ **PROPOSED USE:** Hotel

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted for this site, but parcel on the east side of Pratt Rd was recently rezoned to O -1.(1-D-06-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
 North: Residence / LDR/R-1 Residential
 South: Businesses / GC/R-1 Residential
 East: Shopping center / GC/C-3 Commercial
 West: Businesses / GC/C-4 Commercial

NEIGHBORHOOD CONTEXT: This site is on the northern edge of businesses development within C-3 and C-4 zoning, and residences to the north within R-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE O (Office) designation, and GC (General Commercial) requested by the applicant.**

Office designation will establish a transition between the commercial to the south and the residential to the north along Pratt Rd and permit the motel use proposed by the applicant. The One Year and Sector Plans propose LDR for this site

▶ **APPROVE O-1 (Office Medical and Related Services) zoning for the northwestern 50' of the site and C-6 (General Commercial Park) zoning for the remainder of the lot based on the One Year Plan recommendation**

O-1 and C-6 zoning as recommended will permit the use proposed, place all the proposed motel building within the C-6 zoned portion of the site and provide a less intensive transitional office zoning between the established commercial uses along Cedar Lane and residential uses along Pratt Rd.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O/ GC designation with O-1 zoning of the northwest portion of the site will permit the proposed use and is compatible with the scale and intensity of the surrounding land uses and zoning pattern, while C-6 zoning of the entire site will extend commercial zoning adjacent to the next residential lot to the northwest.
2. The O/GC plan designation for the site will permit the proposed use, but O-1 zoning of the northwest portion of the site would establish office zoning and permitted uses adjacent to established residential properties and establish a stopping point of the commercial expansion to the northwest along the southwest side of Pratt Rd.
3. The site is located between commercial businesses, zoned C-6, and residential uses, zoned R-1. O-1 and C-6 zoning as recommended are compatible with the proposed use of the property, as well as adjoining uses and zoning.

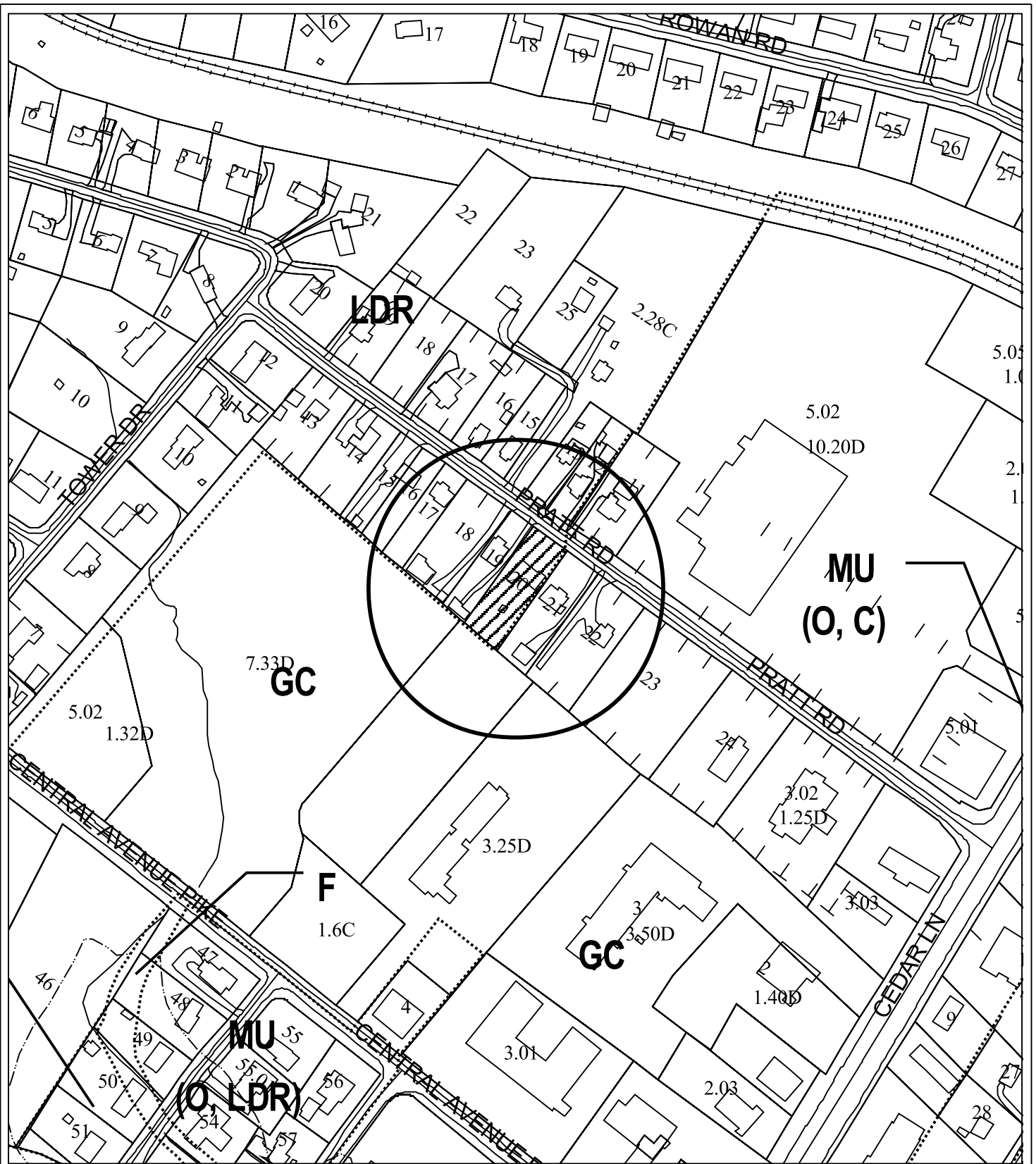
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Either C-6 or O-1 zoning would have a minimal impact on streets and no impact on schools.
3. The recommended O-1/C-6 zoning pattern is compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of recommended One Year Plan designation and C-6/O-1 zoning would be consistent with the City of Knoxville One Year Plan proposal for properties to the southwest and southeast.
2. The North City Sector Plan proposes residential uses for this site and property to the northeast, with commercial uses proposed to the northwest, southwest and southeast.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for O-1 or C-6 rezoning on Pratt Rd properties that are zoned R-1.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.




4-B-06-PA/4-B-06-RZ
 PLAN AMENDMENT

Petitioner: A & M Hospitality III

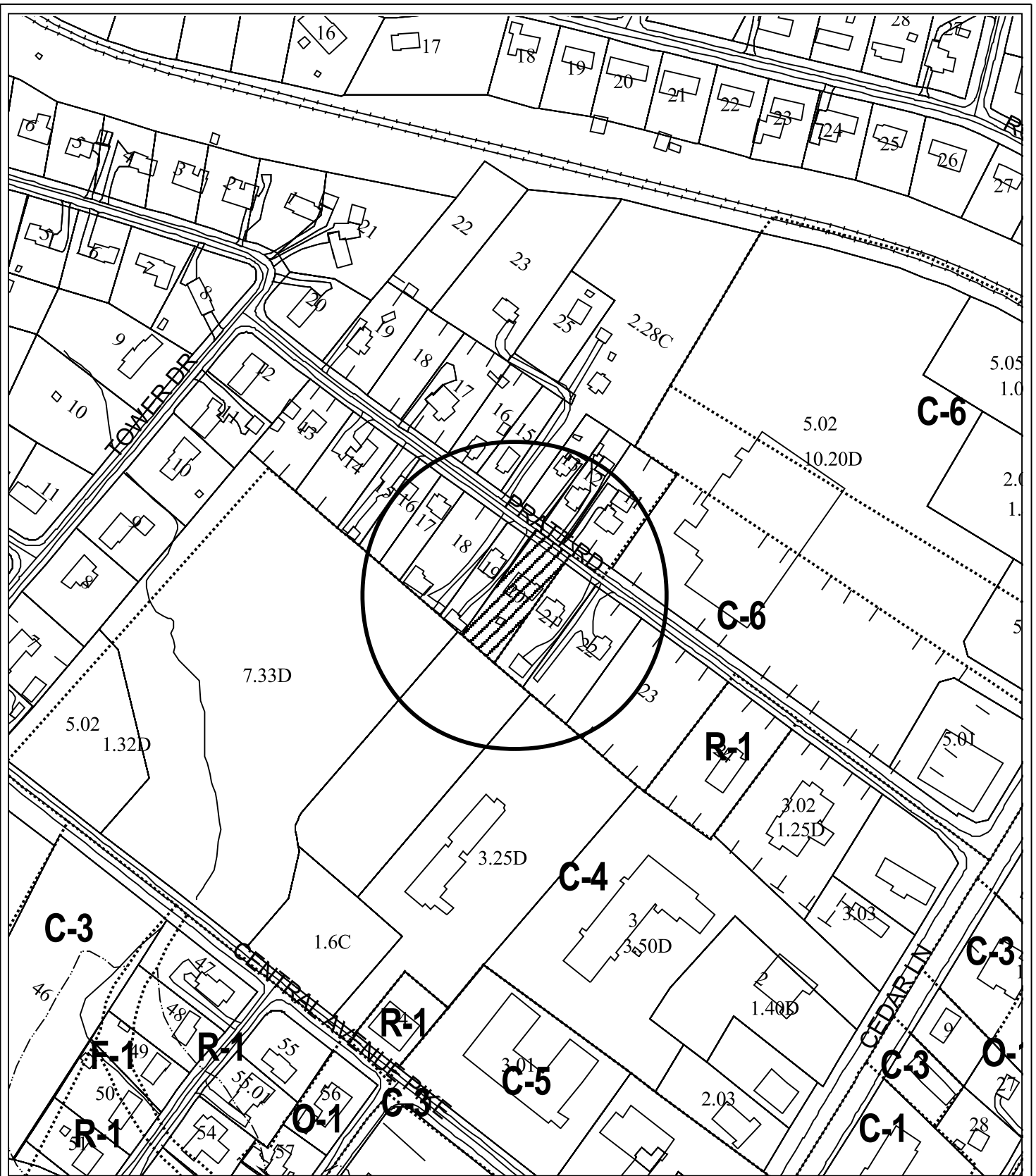
Map No: 68

Jurisdiction: City

 From: LDR (Low Density Residential)
 To: GC (General Commercial)

Original Print Date: 03/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**4-B-06-RZ
REZONING**

Petitioner: A & M Hospitality III

Map No: 68

Jurisdiction: City



From: R-1 (Single Family Residential)

To: C-6 (General Commercial)

Original Print Date: 03/23/06 Revised: 03/29/06

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902